



## STAFF REPORT

Application: PZC-19-003  
Application Type: Special permit to Sell Alcohol  
Location: 91 Main Street  
Map 06A/ Block 60/ Lot 3  
Hearing Date: April 3, 2019

This application is for a Special Permit to sell alcohol in the Village Center Zone in accordance with Section 5.1 (Village Center), 8.4.B (Alcoholic Beverages), and 9.2 (Special Permit).

### Property Attributes:

- Located in the VC Zone
- .13 Acres
- Mixed Use Building, Commercial space on first floor (990 square feet), apartment above.
- This property lies just outside the 500 foot restricted zone associated with the church, school and library. Alcohol sales do not have to be accessory at this location.

### Staff Comments:

There was a previous approval from PZC was for a deli in 2003, prior to a renovation. The deli never opened, and the space was not certified as such, but a CO was issued for the overall building. The last known use of this space was as an office.

Parking requirements cannot be met on site, which is typical of the Village Center. Parking requirements for this building with the existing and proposed use would be between 10 and 20 parking spaces. The adjacent parking lot behind the building can accommodate a total of four vehicles, one must be reserved as handicapped.

- Two nearby municipal lots have a total of 41 parking spaces. A third lot with 16 spaces is within walking distance at 103 Main (near the library). There are also a limited number of on-street parking spaces. The Commission can waive the parking requirement based on the availability of nearby shared parking lots.

Signage can be addressed separately as it does not appear to be a part of this application.

### Information on Tavern Permit:

Included in the packet is a reference guide to the tavern permit requirements.

- Permit definition: "Allows the sale of wine, beer, and hard cider not exceeding 6% alcohol by volume and wine to be consumed on the premises with or without the sale of food."
- Sales are allowed Monday – Thursday 9:00am to 1:00am. Thursday and Friday 9:00am to 2:00am, and Sunday 10:00am to 1:00am. Local requirements can limit these hours.
- Growlers may be sold, up to 4 liters in size, time restrictions apply.
- An application cannot be submitted until it has been signed by the ZEO and Fire Marshal.

Comments from the Fire Marshal, Chatham Health District, Police Chief, and Water Pollution Control Authority are included.

This application appears to be approvable with conditions including the need for a handicap parking space, and final approvals from all other regulatory authorities. The Commission should also specify hours of operation.